

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: **Stonington Mixed Use Plan**

2. Location **South of Lynnbury Woods Road, approximately 1000' west of intersection with Messina Hill Road**

3. Parcel Identification #: **LC-00-48.00-02-02.00 (currently subdivided into 388 residential lots through approved and recorded subdivision**

4. County or Local Jurisdiction Name: **Town of Cheswold**

5. Owner's Name: **Stonington Associates, L.L.C.**

Address: **105 Foulk Road**

City: **Wilmington**

State: **Delaware**

Zip: **19804**

Phone: **302-429-8700**

Fax: **(302) 429-6230**

Email: **sduchem@capmgmt.com**

6. Applicant's Name: **Davis, Bowen & Friedel, Inc.**

Address: **23 North Walnut Street, PO Box 809**

City: **Milford**

State: **Delaware**

Zip: **19963**

Phone: **302-424-1441**

Fax: **302-424-0430**

Email: **rwl@dbfinc.com**

7. Project Designer/Engineer: **Davis, Bowen & Friedel, Inc.**

Address: : **23 North Walnut Street, PO Box 809**

City: **Milford**

State: **Delaware**

Zip: **19963**

Phone: **302-424-1441**

Fax: **302-424-0430**

Email: **rwl@dbfinc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Ring W. Lardner, 302-424-1441**

Information Regarding Site:

9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: This was a previously approved and recorded subdivision for 388 single-family homes. The owner would like to design a mixed-use subdivision and provide more affordable housing.	
11. Area of Project(Acres +/-): 143.03	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Application # 2004-05-04; Stonington	
14. Present Zoning: R-2	15. Proposed Zoning: R-2 / R-3
16. Present Use: Residential	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: The site was previously used for agriculture and there are no known use of chemicals	
19. Comprehensive Plan recommendation: Residential If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc. Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 166,725 gpd How will this demand be met? Public Water System	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County Department of Public Works	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 741 Gross Density of Project: 5.18 units/acre Net Density 7.29 units/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **741**

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units **370**

☒ Move-up buyer – if checked, how many units **371**

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **0**
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **55**
Square Feet:

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? **21.70 acres +/-** How much forest land will be removed? **1.33 Acres +/-**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☒ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☒ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: **Work has already been completed as part of the current project.**

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Closed Storm Drain Systems, Stormwater Detention, Bio-Filtration Swales</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Alston's Branch (Perennial Stream)</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 49.79 Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 43.75 acres +/-.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, stormwater management, wildlife habitat</p> <p>Where is the open space located? Throughout Site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes – <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Cost of road and utility construction</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Riparian Buffers, SWM Detention Basins, Bio-Filtration Swales</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 50' (Except for some isolated areas)</p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No **Visual deterrents will be utilized to help reduce geese and SWM design will help mitigate mosquitoes.**

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **Lynnbury Wood Road with 2 connections. The current plans require Lynnbury Woods Road widening to 11' lanes with 5' shoulders and a bypass for the western entrance and a protected left for the eastern entrance.**

40. Will the street rights of way be public, private, or town? **Private**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **n/a**

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☒ Yes ☐ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☒ Yes ☐ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☒ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☒ Yes ☐ No If yes, please List them: **Typical Residential Solid Waste**

45. Please make note of the time-line for this project: **Began Construction 2005**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

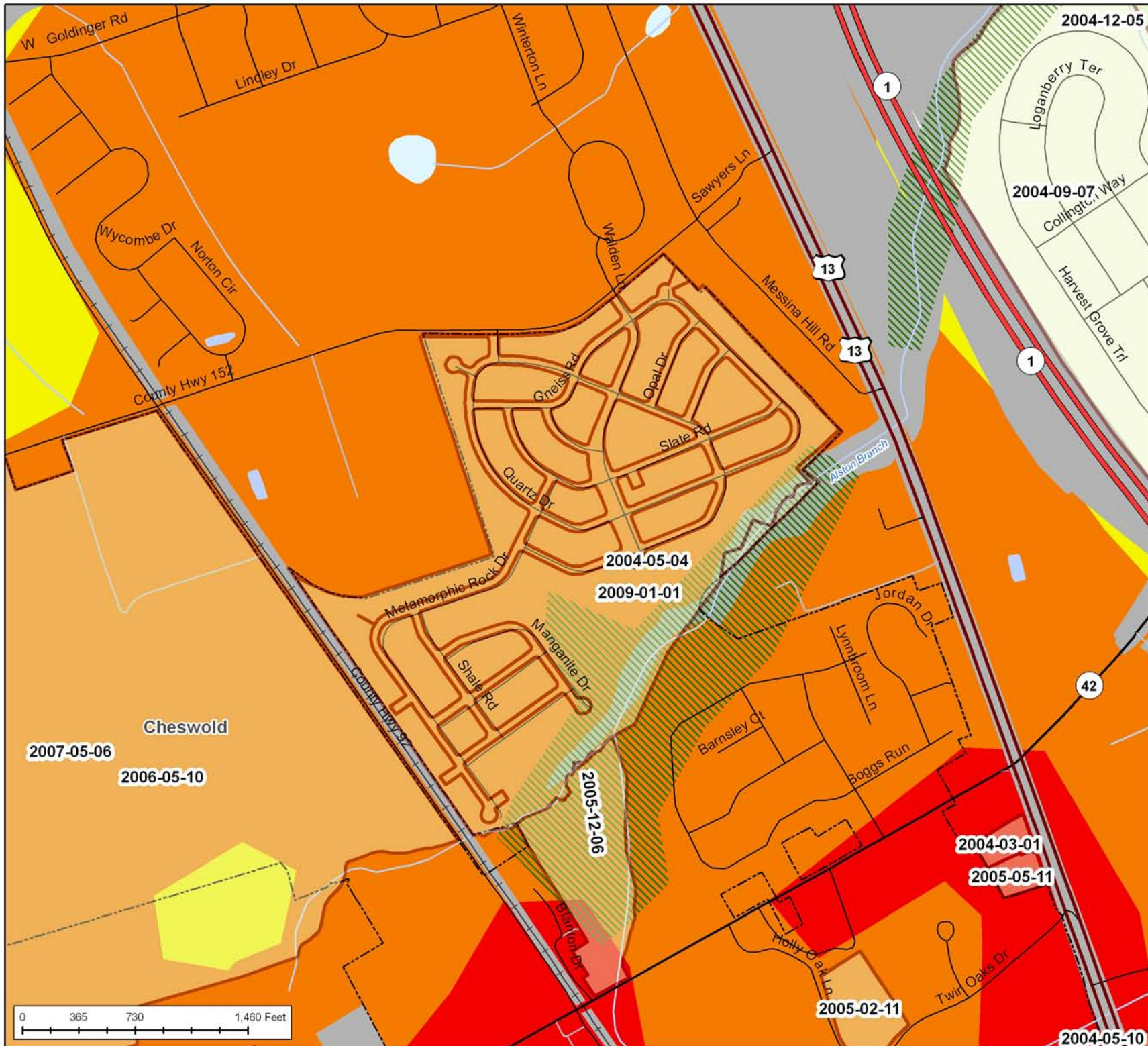
Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



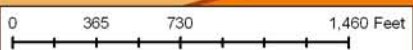
Preliminary Land Use Service (PLUS)
Stonington Mixed Use
2009-01-01

- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

1:10,000

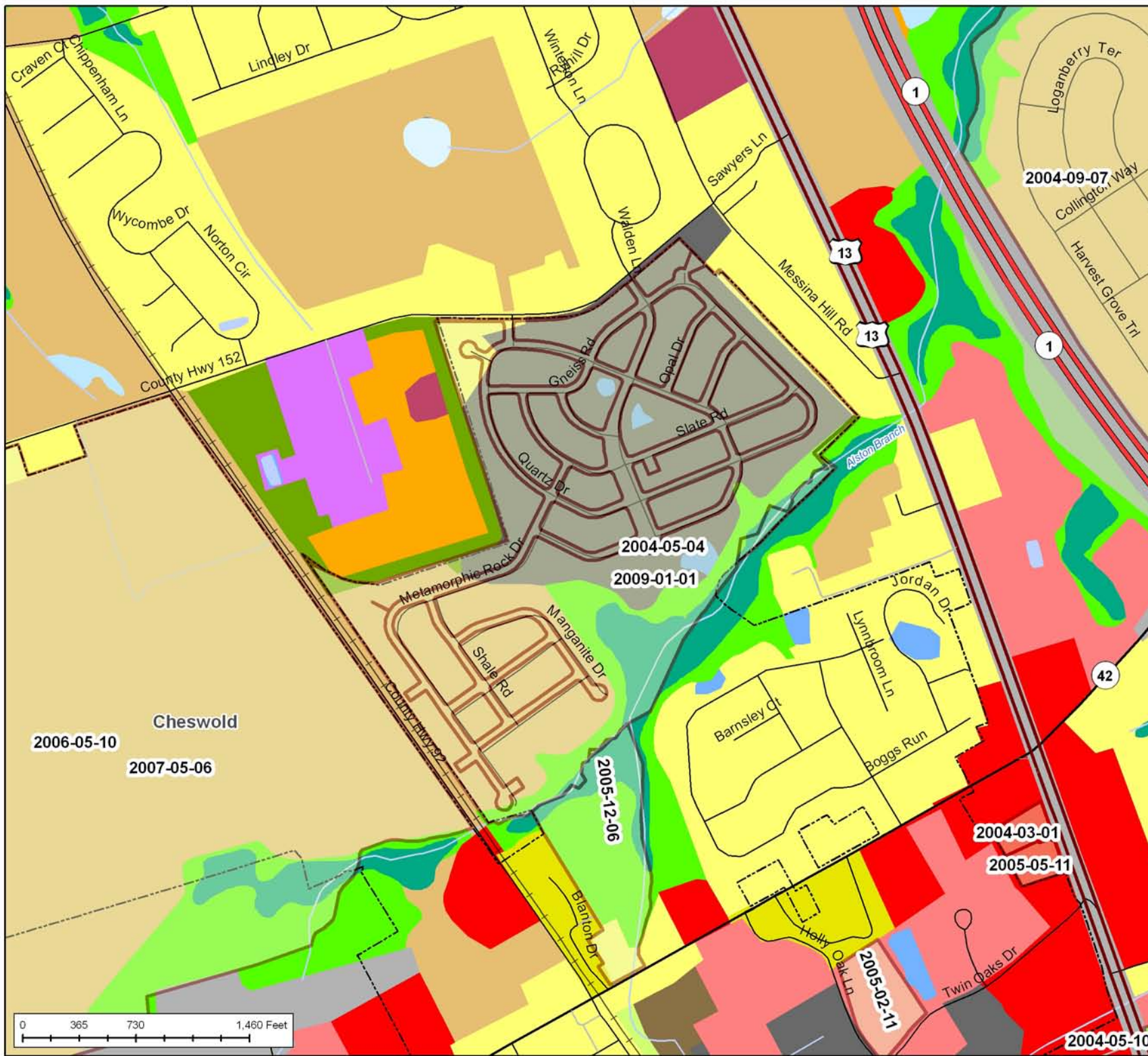


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Preliminary Land Use Service (PLUS)

Stonington Mixed Use
2009-01-01



- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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0 365 730 1,460 Feet

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 Project Areas

 Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget

1:5,733



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0 210 420 840 Feet